

---

# NOTICE OF ADMINISTRATIVE APPROVAL

---

Notice is hereby given that on August 15, 2016 the City of Marysville issued administrative binding site plan and PRD approval to allow a 46-lot subdivision on approx. 9.29 acres. The official, approved binding site plan is stamped with a city date stamp of July 13, 2016.

**Applicant:** The West Group, Inc.  
7419 204<sup>th</sup> St NE  
Arlington, WA 98223

**File Number:** PA 16-006

**Location:** 5285 83<sup>rd</sup> Ave NE & 5808 87<sup>th</sup> Ave NE  
Marysville, WA 98270

**Note:** The Preliminary Administrative Approval will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 14 days of the date of this notice. The project as proposed is subject to the following conditions:

The preliminary site plan received by the Community Development Department on July 13, 2016 shall be the approved Preliminary Administrative Binding Site Plan as conditioned below:

1. The preliminary BSP received by the Community Development Department on July 13, 2016 shall be the approved preliminary site plan/PRD layout as conditioned below:
  - a. All landscaped areas within recreational tracts shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50' of all plant material.
  - b. Water conservation measures shall be applied as outlined in MMC 22C.120.050.
  - c. Landscaping and signage shall be positioned in order to comply with the sight distance requirements in MMC 22C.020.210.
2. All crosswalks within the subdivision shall be stamped concrete.
3. Prior to civil construction plan approval, the applicant will be required to submit detailed drawings of the proposed recreation area(s) for review and approval.
4. Prior to final recording of the BSP, the applicant shall be required to abandon the existing septic system(s) and well in accordance with Snohomish Health District standards.
5. Prior to final recording of the BSP, a final, detailed mitigation plan consistent with MMC 22E.010.140-160 shall be submitted to the City for review and approval.
6. Prior to final recording of the BSP, the applicant shall provide building facades for all units within the development to the city for review and approval. The applicant will need to demonstrate compliance with MMC 22C.010.290 building design standards.
7. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means conduit or ducts providing service to each building.
8. Signage, if proposed, shall comply with the applicable provisions outlined in Chapter 22C.160 MMC.
9. The applicant shall submit payment to the City of Marysville for park impacts caused by the development, pursuant to Chapter 22D.020 MMC. Park impact fees will be based on the fee schedule in effect at the time an individual building permit application is accepted by the City.
10. The applicant shall submit payment to Marysville School District for school impacts caused by the single-family development, pursuant to Chapter 22D.040 MMC. School impact fees will be based on the fee schedule in effect at the time and individual building permit application is accepted by the City.
11. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3) for the development.

**Note:** This decision will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 14 days of this notice. The application and complete case file is available for review at the City of Marysville Community Development Department, 80 Columbia Avenue, Marysville, WA 98270.

**Project Information:** Cheryl Dungan, Senior Planner – (360) 363-8206